

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re:	Case No.:	<u>21-13085</u>
CHOATES G. CONTRACTING, LLC,	Chapter:	<u>7</u>
Debtor.	Judge:	<u>ABA</u>

NOTICE OF PROPOSED ABANDONMENT

Douglas S. Stanger, Ch. 7 Trustee in this case proposes to abandon property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk: U.S. Post Office and Courthouse 401 Market Street Camden, NJ 08101

If an objection is filed, a hearing will be held before the Honorable Andrew B. Altenburg, Jr. on June 11, 2024 at 10:00 a.m. at the United States Bankruptcy Court, Courtroom no. 4B. (Hearing date must be at least 28 days from the date of this notice). If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

Description and value of property: 5300 Master St., Philadelphia, PA 19131 - \$200,000.00

Liens on property: Sandra Ronessa Miller - \$90,000.00 City of Philadelphia - \$6,230.18 Philly Properties, LLC - \$245,019.00

Amount of equity claimed as exempt: -0-

Objections must be served on, and requests for additional information directed to:

Name: Douglas S. Stanger, Ch. 7 Trustee

Address: 1810 Chapel Avenue West, Cherry Hill, NJ 08002

Telephone No.: (609) 645-1881

In re:
Choates G. Contracting, LLC
Debtor

Case No. 21-13085-ABA
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: May 09, 2024

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 47

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 11, 2024:

Recip ID	Recipient Name and Address
db	+ Choates G. Contracting, LLC, 122 Danton Lane, Mullica Hill, NJ 08062-4733
aty	+ Bradley K. Sclar, Five Greentree Centre, Suite 104, 525 Route 73 North, Marlton, NJ 08053-3422
aty	+ Law Offices of Daniel Reinganum, PO BOX 310, Barrington, NJ 08007, UNITED STATES 08007-0310
aty	+ McDowell Law PC, 46 West Main Street, Maple Shade, NJ 08052-2432
aty	+ Shirley Palumbo, Greenspoon Marder, LLP, 100 West Cypress Creek Rd., Suite 700, Fort Lauderdale, FL 33309-2195
acc	++ BEDERSON LLP, 347 MT PLEASANT AVENUE SUITE 200, WEST ORANGE NJ 07052-2749 address filed with court:, Bederson LLP, 100 Passaic Avenue, Suite 310, Fairfield, NJ 07004
sp	+ Bradley Sclar, Sclar & Sclar, Five Greentree Centre, Suite 104, 525 Route 73 North Marlton, NJ 08053-3422
intp	+ COBA, Inc., c/o Dembo, Brown & Burns LLP, 1300 Route 73, Suite 205, Mount Laurel, NJ 08054-2200
r	+ Kelli Fishbein, Keller Williams Realty, 620 Stokes Road, Suite A-D, Medford, NJ 08055-2914
cr	+ LAW DEPT CITY OF PHILADELPHIA, TAX & REVENUE UNIT, 1401 JOHN F. KENNEDY BLVD, 5TH FLOOR, PHILADELPHIA, PA 19102-1640
intp	+ Scott E. Braidwood, 404 Harvest Mill Way, Mullica Hill, NJ 08062-4307
none	+ Turn-Key Management Corp., 47724 Denton Road, Belleville, MI 48111-2254
519221241	+ BSI Financial Services as servicer for IRP Fund II, 1425 Greenway Drive, Suite 400, Irving, TX 75038-2480
519169071	+ Bittenbender Construction, LP, 5 N. Christopher Columbus Blvd., Philadelphia, PA 19106-1402
519169072	+ Bitty Advance, 12550 Biscayne Boulevard, #304-B, Miami, FL 33181-2501
519229136	+ Daniel Green, 120 Peace Lane, Glassboro, NJ 08028-3221
519169075	+ Drexel Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
519229137	+ Estate of Rita Jones, c/o Rosalind Grant, 2937 Sheldon Road, Louisville, KY 40218-4721
519799861	+ Jacqueline vigilante, 99 North Main St, Mullica Hill 08062-9421
519169077	+ Jasmine Hawthorne, 5300 Master Street, Philadelphia, PA 19131-4324
519169078	Midland Mortgage, PO Box 268806, Glassboro, NJ 08028-3221
519169080	+ Norman G. Copsetta, Jr., c/o Braedon Realty Company, 401 Cooper Landing Road, Suite C-25, Cherry Hill, NJ 08002-2587
519169081	+ Pamela Elchert Thurmond, Esq., City of Philadelphia Law Department, 1401 JFK Boulevard, 5th Floor, Philadelphia, PA 19102-1617
519169082	Pennsylvania Department of Revenue, PO Box 280948, Attn: Bankruptcy Division, Harrisburg, PA 17128-0948
519169083	+ Philadelphia Dept. of Labor and Industry, 801 Market Street, Suite 6121, Philadelphia, PA 19107-3158
519169084	+ Philly Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
519799862	+ SCOTT E. BRAIDWOOD, 243 JUNIPER LANE, WEDESBORO, NJ 08085-4044
519169085	+ Sandra Ronessa Miller, 3808 Kirkwood Saint Georges Road, Bear, DE 19701-2283
519229139	Scott Polar, 120 Peace Lane, St Thomas, VI 00802-8000
519169086	State of New Jersey, Dept of Labor - Div. of Employer Accts, PO Box 951, Trenton, NJ 08646-0059
519203744	+ Sunbelt Rentals, 1275 W Mound Street, Columbus, Ohio 43223-2213
519169089	Tashira Good, 73 West Road, Glassboro, NJ 08028
519169090	+ Township of Pennsville, Attn: Tax Office, 90 North Broadway, Pennsville, NJ 08070-1750
519793540	+ Turn-Key Management Corp., c/o Shuttleworth Law, Brad V. Shuttleworth, Esq., 100 S. Juniper Street, Third Floor Philadelphia, PA 19107-2703
519169091	+ William C. Katz, Esq., 900 E. 8th Avenue, Suite 300, 19406, King of Prussia, PA 19406-1324

TOTAL: 35

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	May 09 2024 20:34:00	U.S. Attorney, 970 Broad St., Room 502, Rodino

District/off: 0312-1

User: admin

Page 2 of 3

Date Rcvd: May 09, 2024

Form ID: pdf905

Total Noticed: 47

			Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	May 09 2024 20:34:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519169073	+ Email/Text: bankruptcy@bsifinancial.com	May 09 2024 20:33:00	BSI Financial Services, 314 S. Franklin Street, Second Floor, PO Box 517, Titusville, PA 16354-0517
519169074	Email/Text: megan.harper@phila.gov	May 09 2024 20:34:12	City of Philadelphia, Law Department, Municipal Services Build, 1401 JFK Boulevard, 5th Floor, Philadelphia, PA 19102-1595
519229167	Email/Text: megan.harper@phila.gov	May 09 2024 20:34:00	Water Revenue Bureau, c/o City of Philadelphia Law Department, Tax & Revenue Unit, Bankruptcy Group, MSB, 1401 John F. Kennedy Blvd., 5th Floor, Philadelphia, PA 19102-1595
519169076	+ Email/Text: sbse.cio.bnc.mail@irs.gov	May 09 2024 20:33:00	Internal Revenue Service, Centralized Insolvency Operation, PO Box 7346, Philadelphia, PA 19101-7346
519242404	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	May 09 2024 20:43:24	MidFirst Bank, 999 NorthWest Grand Boulevard, Oklahoma City, OK 73118-6051
519169079	+ Email/Text: nsm_bk_notices@mrcooper.com	May 09 2024 20:33:00	Mr. Cooper, Attn: Bankruptcy, PO Box 619094, Dallas, TX 75261-9094
519169087	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	May 09 2024 20:33:00	State of New Jersey, Division of Taxation - Bankruptcy, 3 John Fitch Way, 5th Floor, PO Box 245, Trenton, NJ 08695-0267
519203530	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	May 09 2024 20:33:00	State of New Jersey, Division of Taxation, Bankruptcy Section, PO Box 245, Trenton, NJ 08695-0245
519169088	^ MEBN	May 09 2024 20:30:56	Sunbelt Rentals, Inc., PO Box 409211, Atlanta, GA 30384-9211
519233374	+ Email/Text: nsm_bk_notices@mrcooper.com	May 09 2024 20:33:00	U.S. Bank National Association, et al., c/o Nationstar Mortgage, LLC, P.O. Box 619096, Dallas, TX 75261-9096

TOTAL: 12

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519229138		Lake Property Development, LLC
cr	*+	Drexel Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860
cr	*+	Philly Properties GP, LLC, 926 West Walnut Street, Allentown, PA 18102-4860

TOTAL: 1 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 11, 2024

Signature: /s/Gustava Winters

District/off: 0312-1

User: admin

Page 3 of 3

Date Rcvd: May 09, 2024

Form ID: pdf905

Total Noticed: 47

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 9, 2024 at the address(es) listed below:

Name	Email Address
Brad V Shuttleworth	on behalf of Unknown Role Type Turn-Key Management Corp. brad@shuttleworth-law.com
Daniel L Reinganum	on behalf of Plaintiff Choates G. Contracting LLC Daniel@ReinganumLaw.com, DanielReinganum@ecf.courtdrive.com;LawOfficesofDanielReinganum@jubileebk.net
Daniel L Reinganum	on behalf of Attorney Law Offices of Daniel Reinganum Daniel@ReinganumLaw.com DanielReinganum@ecf.courtdrive.com;LawOfficesofDanielReinganum@jubileebk.net
Denise E. Carlon	on behalf of Creditor MidFirst Bank dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Douglas S. Stanger	doug.stanger@flastergreenberg.com diana.janansky@flastergreenberg.com,dss@trustesolutions.net,cdss11@trustesolutions.net
Douglas S. Stanger	on behalf of Trustee Douglas S. Stanger doug.stanger@flastergreenberg.com diana.janansky@flastergreenberg.com,dss@trustesolutions.net,cdss11@trustesolutions.net
Jacqueline M. Vigilante	on behalf of Interested Party Scott E. Braidwood jacci@thevigilantelawfirm.com
Jeffrey M. Sponder	on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov jeffrey.m.sponder@usdoj.gov
Jessica Ann Berry	on behalf of Creditor BSI Financial Services as servicer for IRP Fund II Trust 2A bankruptcy@gmlaw.com
Kyle Francis Eingorn	on behalf of Interested Party COBA Inc. keingorn@dbblegal.com
Mark S. Haltzman	on behalf of Creditor Drexel Properties GP LLC mhaltzman@sanddlawyers.com, kdaley@sanddlawyers.com;rchew@sanddlawyers.com
Mark S. Haltzman	on behalf of Creditor Philly Properties GP LLC mhaltzman@sanddlawyers.com, kdaley@sanddlawyers.com;rchew@sanddlawyers.com
Pamela Elchert Thurmond	on behalf of Creditor LAW DEPT CITY OF PHILADELPHIA Pamela.Thurmond@phila.gov
Steven P. Kelly	on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION skelly@sterneisenberg.com bkecf@sterneisenberg.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
United States Trustee	USTPRegion03.NE.ECF@usdoj.gov
William Carl Katz	on behalf of Creditor Philly Properties GP LLC wkatz@sanddlawyers.com, kdaley@sanddlawyers.com;rchew@sanddlawyers.com
William Carl Katz	on behalf of Creditor Drexel Properties GP LLC wkatz@sanddlawyers.com, kdaley@sanddlawyers.com;rchew@sanddlawyers.com

TOTAL: 18